

## **COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING**

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, August 1, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, City Council Chambers, 2<sup>nd</sup> Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in City Council Chambers on Thursday, August 1, 2019, at 1:15 p.m.

Attached is a copy of the agendas for the Commission meetings.

Eleanor Gorski  
Secretary

**AGENDA**  
**COMMISSION ON CHICAGO LANDMARKS**  
Regular Meeting – Thursday, August 1, 2019  
City Hall, 121 North LaSalle Street, Room 201-A  
12:45 p.m.

1. Approval of the Minutes of Previous Meetings

Regular Meeting of June 6, 2019

2. Preliminary Landmark Recommendation

THE PROMONTORY APARTMENTS  
5530-5532 South Shore Drive

WARD 5

3. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

ARMITAGE-HALSTED DISTRICT  
2132 North Halsted Street

WARD 43

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT  
911 West Fulton Market

WARD 27

5. Permit Review Committee Reports

Report on Projects Reviewed at the June 6, 2019, and July 11, 2019, Permit Review Committee Meetings

Report on Permit Decisions by the Commission Staff for the Months of June and July 2019

6. Adjournment

## **NOTICE OF PUBLIC MEETING**

### **PERMIT REVIEW COMMITTEE**

**THURSDAY, August 1, 2019**

**City Hall, 121 N. LaSalle St., City Hall Council Chambers**

**1:15 p.m.**

### **AGENDA:**

- 1. 730 W. Randolph** **27<sup>th</sup> Ward**  
**Fulton-Randolph Market District**  
Proposed modifications to previously approved new construction of eight-story, masonry building.
- 2. 3321 S. Prairie** **4<sup>th</sup> Ward**  
**Calumet-Giles-Prairie District**  
Renewal of approval for new construction of a three-story, masonry, residential building.
- 3. 1834 N. Lincoln** **43<sup>rd</sup> Ward**  
**Old Town Triangle District**  
Proposed one-story rooftop addition, three-story rear addition, and new one-story rear garage with roof deck for single-family residence.

Dijana Cuvalo, AIA  
Historic Preservation Division  
Bureau of Planning, Historic Preservation & Sustainability  
Department of Planning and Development

# PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, August 1, 2019

## 1. 730 W. Randolph

27<sup>th</sup> Ward

### Fulton-Randolph Market District

Proposed modifications to previously approved new construction of eight-story, masonry building.

**Applicant:** 730 W. Randolph, LLC, owner  
Howard Hirsch, Hirsch/MPG, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project, with the following condition, to be reviewed for approval by the Historic Preservation staff:

1. The proposed penthouse modifications are approved as shown on drawings dated July 12, 2019.

## 2. 3321 S. Prairie

4<sup>th</sup> Ward

### Calumet-Giles-Prairie District

Renewal of approval for new construction of a three-story, masonry, residential building.

**Applicant:** Tom Boney/TRB Property Management, developer  
Christopher G. Boehn/360 Design Studio, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following condition; to be reviewed for approval by the Historic Preservation staff:

1. As proposed, the brick and stone colors and textures shall match typical colors and textures found within the district, and mortar shall have a narrow profile and match the color of the

face brick. Face brick, mortar, and limestone samples shall be submitted with the permit application.

**3. 1834 N. Lincoln**

**43<sup>rd</sup> Ward**

**Old Town Triangle District**

Proposed one-story rooftop addition, three-story rear addition, and new one-story rear garage with roof deck for single-family residence.

**Applicant:** John Manaves and Alice Kriegel, owners  
John Manaves, architect

**Staff Recommendation:** Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions, to be reviewed for approval by Historic Preservation staff:

1. The rooftop addition is approved as shown on the drawings dated 6/13/19, and shall be clad with a dark, non-reflective, metal panel. Material sample shall be submitted with the permit application; and,
2. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.